

MINUTES
WARRICK COUNTY AREA BOARD OF ZONING APPEALS

Regular meeting held in the Commissioners Meeting Room,
Third Floor, Historic Courthouse,
Boonville, Indiana
November 28, 2017 at 6:00 P.M.

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Jeff Valiant, Chairman; Paul Keller, Terry Dayvolt, Doris Horn, Jeff Willis.

Also present were Aaron Doll, Attorney, Molly Barnhill, Staff and Kim Kaiser, staff.

MEMBERS ABSENT: Mike Moesner and Mike Winge

Jeff Valiant introduced Paul Keller who is taking the place of Tina Baxter.

MINUTES: Upon a motion made by Doris Horn and seconded by Terry Dayvolt, the Minutes of the last regular meeting held October 23, 2017 were approved as circulated.

ATTORNEY CONTRACT:

Chairman Valiant stated that the Area Plan Commission has already approved the contract and we will fall in line with that. He said that nothing had changed in the contract.

Upon a motion made by Jeff Willis and seconded by Doris Horn the contract for Morrie Doll and Aaron Doll for 2018 was approved unanimously.

VARIANCES:

BZA-V-17-25

APPLICANT: Melissa Schutte

OWNERS: Jason & Melissa Schutte

PREMISES AFFECTED: Property located on the E side of Stacer Rd. approximately 0' N of the intersection formed by Stacer Rd & Cricklewood Dr. Ohio Twp. *5800 Stacer Rd.*

NATURE OF CASE: Applicant requests a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, In to allow the approval of a home occupation of a one chair beauty shop to be located in an unattached accessory building instead of the principle dwelling in an "R-1A" One Family Dwelling zoning district. *Advertised in The Standard November 16, 2017.*

Melissa Schutte was present.

The chairman called for a staff report.

Molly Barnhill stated that we have all of the returned receipts except for Robert and Debra Woerz. She said we do have the paid receipts for them. She stated the existing land use is a house and unattached garage. She said all surrounding zonings are all R-1A with residences. She added there is no flood plain and there is an existing driveway on Stacer Rd.

Mrs. Barnhill stated the applicant has indicated to staff they are on Newburgh sewer and they will have to remodel the interior of the accessory building to accommodate a beauty shop. She said they will have to submit either an additional sewer permit or a letter from Newburgh sewer stating that no additional permits are required.

Mrs. Barnhill stated by ordinance a home occupation is a special use if it is located inside the residence. She said they have to ask for a variance to allow the business inside the unattached accessory building since it is not in the residence. She added they would be allowed a 622 square foot home occupation in their house but are only requesting for 240 square feet in the unattached accessory building.

Mrs. Barnhill said the applicant stated on the application "Our primary reason for wanting to put a small business (hair salon with no retail section or sales) in the freestanding garage detached from our home is to cause as little disruption to our family time as possible (my husband, myself, and our two children). We do not want to deconstruct our house or layout as it currently stands as by adding an attached garage for a few reasons. Our family room is the children's main playroom due to the size of their bedrooms. The door to this room is our main entrance to our home as it is adjacent to our driveway. In addition to our homes current occupants, we will soon have my elderly mother living with us. With this in mind, we cannot give up any living space inside our home as it will all be needed/utilized. During this construction, I would need to make the salon handicap accessible to cater to my handicap clientele, including a restroom. This would not be possible in our home. In addition to the family/work life balance benefits of the addition of our salon booth, over time our family will save money in booth rental fees I must pay monthly. Making these changes in our lives and property will effectively better us by eventually lowering my overhead cost allowing us to have more money and time for our children as they grow and their needs expand. It also allows us to continue to better our home and add value to our property. By having this small business located in our current garage, we will be able to keep the integrity of our family life and my career by keeping them separate as any other individuals strive to do. If I choose to put a salon in my home I would be taking the chance of it not being as professional, losing clientele and income, defeating the purpose of this dream all together. We have lived in our home for 4 years, improving it tremendously and wish to continue doing so. We love our neighbors, this area, and are hoping this will be our forever home."

Mrs. Schutte had nothing to add to the staff report.

Doris Horn asked how many chairs she was planning on having in the salon.

Mrs. Schutte replied only one.

Doris Horn asked what kind of hours she would be keeping.

Mrs. Schutte answered about the same as I have now. She said she works about five days a week and working late two nights a week until eight o'clock.

Doris Horn asked when she would be starting if this gets approved tonight.

Mrs. Schutte replied she would like to start construction as soon as possible.

Attorney Doll asked what her current parking situation looked like.

Mrs. Schutte answered they have a large black topped driveway with a circle drive at the end.

Attorney Doll asked if she was aware that she couldn't sell any shampoos or other items.

Mrs. Schutte said yes she was aware.

Attorney Doll said just a comment to the Board this isn't something we currently allow as a home occupation so this would be something special.

Terry Dayvolt asked how we would address this if they were to sell the house.

Attorney Doll answered it is a special use and it would stay with the property.

Chairman Valiant stated he was under the impression that it would default to the owner if they were to sell the house.

Terry Dayvolt said we would be making this variance to this couple and if they sell the home it goes away.

Attorney Doll said yes.

Chairman Valiant asked the Schutte's how old their children are.

Mr. Schutte answered four and three.

Chairman Valiant said so they will stay at home so you can be watching them and doing hair.

Mr. and Mrs. Schutte both replied no.

Mr. Schutte stated that one is in pre-school and the other goes to daycare.

Chairman Valiant asked when the elderly mother would be moving in.

Mrs. Schutte said there isn't a date set, she is with my brother now but as it proceeds she will be staying with us.

Ascertaining there were no other questions for the Board and no remonstrators present the chairman called for a motion.

Doris Horn made a motion to approve the Variance Application based upon and including the following findings of fact:

1. The grant of the Variance will not be injurious to the public health, safety, morals, and general welfare of the Community. As such, it is further found that the granting of the Variance shall not be materially detrimental to the public welfare.
2. The use or value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner. As such, it is further found that the granting of the Variance shall not result in substantial detriment to adjacent property or the surrounding neighborhood.
3. The need for the Variance arises from some condition peculiar to the property involved. The peculiar condition constituting a hardship is unique to the property involved or so limited to such a small number of properties that it constitutes a marked exception to the property in the neighborhood. Such condition is None.
4. The strict application of the terms of the Warrick County Comprehensive Zoning Ordinance will constitute a practical difficulty, unusual and unnecessary hardship if applied to the property for which the Variance is sought.
5. The approval does not interfere substantially with the Warrick County Comprehensive Zoning Ordinance adopted pursuant to IC 36-7-4-500 et seq.
6. The granting of the Variance is necessary in order to preserve a substantial property right of the petitioner to use the property in a reasonable manner, and not merely to allow the petitioner some opportunity to use his property in a more profitable way or to sell it at a greater profit.
7. That the hardship to the applicant's use of the property was not self-created by any person having an interest in the property nor is the result of mere disregard for or ignorance of the provisions of the Warrick County Comprehensive Zoning Ordinance.
8. The approval of the requested Variance is the least modification of applicable regulations possible so that the substantial intent and purpose of those regulations contained in the Warrick County Comprehensive Zoning Ordinance shall be preserved.
9. This Variance shall expire six (6) months after this date, UNLESS a Permit based upon and incorporating this Variance is obtained within the aforesaid six (6) month period or unless the provision of the Variance are adhered to within the aforesaid six (6) month

period. Upon advance written application for good cause, a renewal for an additional six (6) month period may be granted by the Secretary of the Area Plan Commission.

10. The Variance Application is subject to the terms contained therein and the plans on file subject to the following additional conditions:

1. Subject to no identifying or business sign being erected or placed on any site for which the home occupation has been granted by the Board of Zoning Appeals.
2. Except for the shipment and receipt of goods, products or items necessary for the home occupation, the use shall not be visible from the exterior of the premises with no retail sales.
3. No person or persons may be employed in the home occupation at site other than the resident (residents) of the site for which the home occupation has been granted.
4. Subject to the Special Use not being altered to become any other use nor expanded than that which was approved by the Board of Zoning Appeals.
5. Subject to any Newburgh sewer permits.
6. Subject to a Building Permit being obtained.
7. Subject to the property being in compliance at all times with the applicable zoning ordinances of Warrick County.
8. Subject to all utility easement and facilities in place.
9. Subject to not following the property but ending if the Schutte's sell the property.

The motion was seconded by Terry Dayvolt and unanimously approved.

BZA-V-17-26

APPLICANTS & OWNERS: Kelly & Catherine Corn

PREMISES AFFECTED: Property located on the N side of Stanley Rd. approximately 820' W of the intersection formed by Stanley Rd. & Sussott Rd. Greer Twp. *10366 Stanley Rd.*

NATURE OF CASE: Applicants request a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for a single family dwelling on property with an existing single family dwelling to be removed in an "A" Agriculture zoning district. *Advertised in The Standard November 16, 2017.*

Kelly Corn was present.

The chairman called for a staff report.

Mrs. Barnhill stated we have all of the paid receipts and green cards. She said the existing land use is a residence with an unattached accessory building. Surrounding zoning and land use the property to the north, east, and west are zoned agricultural with residences. She added that the property to the south is zoned agricultural and R-1 with residences. She added there is no flood plain. She stated the property has access onto Stanley Rd. She said the Corns have a driveway that goes back to their house and the Riecken's use this driveway and then cut over to their house. She stated there is an existing driveway located on the subject property but the adjacent property owned by Huntsman's use that driveway. She said the ordinance only allows for a single family residence on a parcel and they are requesting a variance to allow another single family residence to be built on the property while living in the existing residence. She said the existing residence will be removed after the completion of the new residence.

Mrs. Barnhill stated Ashley & Kaleb Riecken currently resides in the existing house and plan to construct a new residence on the property. She stated the application should be amended to indicate they are the applicants and Kelly & Catherine Corn are the owners. She added the Corns live on property directly east of this parcel.

Mrs. Barnhill said the applicant states on the application; *"Concerning Parcel 2 of 10344 Stanley Rd, Elberfeld, and Parcel 2 having an address of 10366 Stanley Rd. A variance is requested for Ashley & Kaleb Riecken to continue residing in the existing structure on the property while building the house that will be the permanent residence."*

Mr. Corn stated that the original plan was to build the pole barn that is there that they are living in currently, and to go ahead and build the house at that time which was six years ago now. He said that was supposed to be temporary once they realized that they didn't have quite enough to do both. He stated we ended up turning the pole barn into a residence but everything was planned for both structures to be there from the beginning. He stated the septic system is set up with a takeoff and it was sized for both buildings to be there. He said he has already been to the Health Department. He said they have looked everything over and have reapproved and he has the letter from the gentleman in the Health Department stating that he is good with the septic system for both structures. He stated that everything was intended for this purpose originally this is just a continuance now six years later of what we originally planned to do then.

Terry Dayvolt said as he understands it is your property.

Mr. Corn replied yes the whole thirty-five acres is actually my property and we parcelized out approximately a two and one half acre parcel for this purpose which is addressed differently which is actually 10366 Stanley Rd rather than the 10344 Stanley Rd which is the original address. He said there is also designated driveway easement up to the road frontage for that property that is separate. He said there is not a driveway there now but it is planned for that.

Terry Dayvolt asked are you selling it to the Riecken's on contract.

Mr. Corn replied no, he is not selling it. He said it is my daughter and son-in-law. He stated that he intends to retain ownership.

Terry Dayvolt asked if they were going to tear down the pole barn.

Mr. Corn replied no, it would no longer be a residence.

Chairman Valiant stated it would no longer be livable.

Mr. Corn stated that it would be turned back into its original purpose.

Terry Dayvolt asked once the certificate of occupancy has been issued for the residence do we have a ninety day time frame to get the pole barn back to its intended use.

Mr. Corn replied I believe we did discuss that when I came into the office and that we did say ninety days.

Mrs. Barnhill replied yes, we have had people ask for ninety days before.

Chairman Valiant asked if that was enough time.

Mr. Corn replied that he hoped.

Jeff Willis asked if there were any issues with the driveway being shared.

Mrs. Barnhill replied no, they have their own fifty feet of access and that is what we make sure they have. She added she believes we made them get a driveway permit when they made the garage livable and that met all of the requirements.

Ascertaining there were no more questions from the Board and no remonstrators present the chairman called for a motion.

Jeff Willis made a motion to approve the Variance Application based upon and including the following findings of fact:

1. The grant of the Variance will not be injurious to the public health, safety, morals, and general welfare of the Community. As such, it is further found that the granting of the Variance shall not be materially detrimental to the public welfare.
2. The use or value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner. As such, it is further found that the granting of the Variance shall not result in substantial detriment to adjacent property or the surrounding neighborhood.

3. The need for the Variance arises from some condition peculiar to the property involved. The peculiar condition constituting a hardship is unique to the property involved or so limited to such a small number of properties that it constitutes a marked exception to the property in the neighborhood. Such condition is They are building a house and removing the living quarters of the one they are living in now.
4. The strict application of the terms of the Warrick County Comprehensive Zoning Ordinance will constitute a practical difficulty, unusual and unnecessary hardship if applied to the property for which the Variance is sought.
5. The approval does not interfere substantially with the Warrick County Comprehensive Zoning Ordinance adopted pursuant to IC 36-7-4-500 et seq.
6. The granting of the Variance is necessary in order to preserve a substantial property right of the petitioner to use the property in a reasonable manner, and not merely to allow the petitioner some opportunity to use his property in a more profitable way or to sell it at a greater profit.
7. That the hardship to the applicant's use of the property was not self-created by any person having an interest in the property nor is the result of mere disregard for or ignorance of the provisions of the Warrick County Comprehensive Zoning Ordinance.
8. The approval of the requested Variance is the least modification of applicable regulations possible so that the substantial intent and purpose of those regulations contained in the Warrick County Comprehensive Zoning Ordinance shall be preserved.
9. This Variance shall expire six (6) months after this date, UNLESS a Permit based upon and incorporating this Variance is obtained within the aforesaid six (6) month period or unless the provision of the Variance are adhered to within the aforesaid six (6) month period. Upon advance written application for good cause, a renewal for an additional six (6) month period may be granted by the Secretary of the Area Plan Commission.
10. The Variance Application is subject to the terms contained therein and the plans on file subject to the following additional conditions:
 - a) Subject to an Improvement Location Permit being obtained.
 - b) Subject to a Building Permit being obtained.
 - c) Subject to the property being in compliance at all times with the applicable zoning ordinances of Warrick County.
 - d) Subject to all utility easement and facilities in place.
 - e) Subject to existing residence being removed within 90 days from issuance of Certificate of Occupancy.

f) Subject to any required driveway permits.

The motion was seconded by Doris Horn and unanimously approved.

BZA-V-17-28

APPLICANT: Alvey's Signs by Jill Steinsultz, Bus. Dev.

OWNER: NFD Properties, by Tom Gayhart, owner

PREMISES AFFECTED: Property located on the N side of Ruffian Lane approximately 0' NE of the intersection formed by Ruffian Lane & Count Fleet Dr. Ohio Twp 8800 *Ruffian Lane*. Lot 77B in Replat of Lots 77 & 78 Triple Crown Estates.

NATURE OF CASE: Applicant requests a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for an onsite monument sign being located within a 75' legal drain right of way and an additional onsite monument sign not meeting minimum yard requirements in a "C-1" Neighborhood Commercial zoning district. *Advertised in The Standard November 16, 2017.*

Jill Steinsultz was present.

The Chairman called for a staff report.

Mrs. Barnhill stated we have all of the paid receipts and the green cards except for one for James and Timothy Hall but we have the paid receipt for it. She said the existing land use is a dental office. She stated the surrounding zoning and land use is the property to the north is all zoned C-4, to the east and west is zoned C-1, and to the south is zoned R-3. She added the property itself does lie in the 100 year flood plain but the building does have a letter of map amendment so basically it has been removed from the flood plain. She said the property has access to Ruffian Ln by an existing driveway. She stated the builder of the new office put in the bases without permission or permits and the sign company is following through with this application. She said the proposed sign located along State Road 66 encroaches in the 75' legal drain right of entry by 36' (per Jason Baxter, Deputy Surveyor) and the County Drainage Board has approved the encroachment for 34' (so the plot plan shows it 2' farther away from the ditch) and the owners have entered into a hold harmless. She said the sign along Ruffian Lane is not meeting the minimum 5' set back. She added it is only 3' off of the property line and the County Engineer has visited the site and stated the location is not a hazard.

She said the applicant stated in the application *"A monument sign located in a 75' legal drain right of entry and a second monument sign not meeting minimum yard requirements in a "C-1" Neighborhood Commercial Zoned District."*

Ms. Steinsultz had nothing to add to the Staff Report.

Terry Dayvolt asked if Alvey's had put the foundation for the sign in.

Ms. Steinsultz replied no, she thought the contractor had put them in. She said they were only contracted to put the signage on the monuments.

Terry Dayvolt asked you knew that you had to get a permit and variance for the signs correct.

Ms. Steinsultz replied not at the time we applied for the sign. She said we knew we were attaching signs to monuments to be built. She stated we did not know that the monuments were already in place. She said when we applied for the permit and showed where we wanted to put the signage on the monuments at the front of the lot and the back. She said we were made aware then that it was a legal drainage so at that point we knew that we were going to have to go for a variance. She said we then went to the property to start mapping where the property owner wanted these, where we are going to place them because we knew that the front part by the Lloyd Expressway was legal drainage. She said when we arrived at the property we discovered that the monuments had already been built and were in place. She stated that Alvey Signs was never contracted to build the monuments, we were only contracted to fabricate the signs that were going to set atop or attach to the sides of them.

Terry Dayvolt stated that the owner and the builder were the ones that decided where they wanted to put the signs was ok with them.

Ms. Steinsultz said right she thinks they were operating on their contract agreement with what they thought was their property and that it was fine to construct them.

Terry Dayvolt asked do we not have to have a permit to put a sign up.

Molly Barnhill replied yes.

Terry Dayvolt asked do they not have to give us plans before that is constructed.

Molly Barnhill asked before they put the foundation in.

Terry Dayvolt replied yes.

Mrs. Barnhill replied yes, they should have come in and got permits before they started pouring it. She said she believes the builder was already onsite and went ahead and built them.

Attorney Doll said he wants to make sure he was reading this correctly because he remembers they did do a variance for the Drainage Board. He asked the sign is thirty-six feet into the legal drain is what he understands but they only approved to go thirty-four feet into the legal drain. He asked does the Drainage Board need to come back and give it a further variance for another two feet.

Mrs. Barnhill replied the Drainage Board approved it for thirty-four feet and it is thirty-six feet. She stated that it is actually two feet further away from the ditch.

Attorney Doll asked so we are measuring from the top of the bank.

Mrs. Barnhill replied yes, they are further away from the top of the bank than we thought by two feet. She stated we have had three different people go out and measure.

Chairman Valiant stated they are actually two feet to the good.

Mrs. Barnhill replied yes.

Terry Dayvolt asked you said there is a hold harmless agreement with this.

Mrs. Barnhill replied yes, they have a hold harmless and that is one of the conditions that the hold harmless has to be recorded before a permit is issued.

Ascertaining there were no more questions from the Board and no remonstrators were present the chairman called for a motion.

Chairman Valiant made a motion to approve the Variance Application based upon and including the following findings of fact:

1. The grant of the Variance will not be injurious to the public health, safety, morals, and general welfare of the Community. As such, it is further found that the granting of the Variance shall not be materially detrimental to the public welfare.
2. The use or value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner. As such, it is further found that the granting of the Variance shall not result in substantial detriment to adjacent property or the surrounding neighborhood.
3. The need for the Variance arises from some condition peculiar to the property involved. The peculiar condition constituting a hardship is unique to the property involved or so limited to such a small number of properties that it constitutes a marked exception to the property in the neighborhood. Such condition is The builders lack of following guidelines by not requesting a permit before building.
4. The strict application of the terms of the Warrick County Comprehensive Zoning Ordinance will constitute a practical difficulty, unusual and unnecessary hardship if applied to the property for which the Variance is sought.
5. The approval does not interfere substantially with the Warrick County Comprehensive Zoning Ordinance adopted pursuant to IC 36-7-4-500 et seq.
6. The granting of the Variance is necessary in order to preserve a substantial property right of the petitioner to use the property in a reasonable manner, and not merely to allow the petitioner some opportunity to use his property in a more profitable way or to sell it at a greater profit.

7. That the hardship to the applicant's use of the property was not self-created by any person having an interest in the property nor is the result of mere disregard for or ignorance of the provisions of the Warrick County Comprehensive Zoning Ordinance.

8. The approval of the requested Variance is the least modification of applicable regulations possible so that the substantial intent and purpose of those regulations contained in the Warrick County Comprehensive Zoning Ordinance shall be preserved.

9. This Variance shall expire six (6) months after this date, UNLESS a Permit based upon and incorporating this Variance is obtained within the aforesaid six (6) month period or unless the provision of the Variance are adhered to within the aforesaid six (6) month period. Upon advance written application for good cause, a renewal for an additional six (6) month period may be granted by the Secretary of the Area Plan Commission.

10. The Variance Application is subject to the terms contained therein and the plans on file subject to the following additional conditions:

- a) Subject to an Improvement Location being obtained.
- b) Subject to a Building Permit being obtained.
- c) Subject to the property being in compliance at all times with the applicable zoning ordinances of Warrick County.
- d) Subject to all utility easement and facilities in place.
- e) Subject to Drainage Board hold harmless being recorded.

The motion was seconded by Doris Horn and unanimously approved.

SPECIAL USE:

BZA-SU-17-27

APPLICANT: Jared Steckler

OWNERS: Ken Fisher, Marc & Darlene Fischer

PREMISES AFFECTED: Property located on the S side of Hills Rd. approximately 1425' E of the intersection formed by Hills Rd. & Yankeetown Rd. Anderson Twp. *2345 Hills Road*

NATURE OF CASE: Applicant requests a Special Use (SU 1) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a private event facility in an "A" Agriculture zoning district. *Advertised in The Standard November 16, 2017.*

Jared Steckler, applicant and Marc & Darlene Fischer, owners were present.

The chairman called for a staff report.

Mrs. Barnhill stated we have all of the paid receipts and all of the green cards except for Donald Salee and Mary West Revocable Trust we have the paid receipts for both of them and they were mailed to the correct addresses and within the twenty one day deadline.

Ms. West was in the audience and presented her green card to us at this time.

Mrs. Barnhill stated the existing land use is vacant and the surrounding properties are zoned agricultural and conservative. She said there is a school to the north and residences to the south and east. She stated that a small portion of the property is in the flood plain but not near the building site. She added the property access Hills Rd and they will have to obtain a driveway permit to get that access. She stated the plot plan shows the approximate location of the proposed building and the parking lot so that location could change at the time an Improvement Location Permit is issued. She said the Health Department has stated that they will require a commercial septic system approved by the state.

Mrs. Barnhill said the applicant stated in the application *"The proposed use for this lot would be an event barn. This barn would have roughly 4500 square feet of open, usable space for events. The barn would be timber-framed, fully insulated, with a stained concrete floor. The surrounding 70 acres of rolling hills will provide the desired environment for such a facility."*

Mr. Steckler had nothing to add to the Staff Report.

Chairman Valiant asked is this just an event center that people can rent out for receptions and events like that.

Mr. Steckler replied yes.

Doris Horn asked if they have wedding receptions and other receptions like that they won't be fixing food there it will be catered.

Mr. Steckler replied yes.

Chairman Valiant asked what will be done about alcohol.

Mr. Steckler replied as far as he knows they would have to have someone come in who owns a bar or has a permit to do it and they serve the alcohol unless you want to go through the process of being able to serve yourself.

Doris Horn asked would everything be handicapped accessible.

Mr. Steckler answered yes.

Doris Horn asked if this is approved when would they start this.

Mr. Steckler replied construction of the building would be next spring.

Doris Horn asked how long do you think it would take to be finished to book occasions and stuff.

Mr. Steckler replied spring of 2019.

Attorney Doll asked there are residences as close as one thousand feet.

Mr. Steckler answered they are thinking eight hundred to one thousand feet.

Attorney Doll asked if they had any thoughts on ending times as far as events go like Sunday through Thursday say 10:00 p.m. and Friday and Saturday done by 11:00 p.m.

Mr. Steckler replied he thinks typically weddings shut down by 11:00 p.m. but we could put a time on it. He said he was trying to keep the noise to a minimum.

Attorney Doll said obviously residents as close as one thousand feet and weddings usually have music so do you have any opposition to a restriction saying no amplified or electrified music outside of the barn.

Mr. Steckler replied he was absolutely in agreement with that.

Attorney Doll stated not saying that acoustic or quartets that people have for weddings couldn't be outside.

Attorney Doll asked will parking lots be constructed as well.

Mr. Steckler answered yes, he was told that it came out to forty-two parking spots for the size of the building but it would be bigger than that.

Attorney Doll asked about lighting, will it be downward facing so not to be blinding residences.

Mr. Steckler replied it is a wooded area so you won't be able to see anything from any of the residences or minimal if you can.

Attorney Doll asked if he would have to clear a lot of woods to build it.

Mr. Steckler said it is partially cleared but there will be some clearing to be done.

Chairman Valiant asked if he would be managing this facility as well.

Mr. Steckler replied yes.

Being no more questions from the Board, the chairman called for any remonstrators.

Ms. West and her daughter Debra Bonested approached the podium. Ms. West stated she lives to the east of the subject property. Mrs. West said she has livestock that runs up against that fence and she worries about people coming out from town and climbing over the fence. She said

she wants some type of fence put up more than her woven wire fence so that people can't get over and she wants to know what they would do about that. She stated she wants to know who would be responsible if they do because she has a lake over there that is very enticing.

Ms. Bonested said who holds the liability for these people if they cross over onto her property if there would happen to be alcohol and they decided they wanted to go swimming in the lake or knock a fence down and let some of her cows out or any type of destruction to her property. She asked who is held responsible, will the guy who is running it be there at all times while the facility is rented out for a wedding will he be onsite to ensure that these people don't do this. She asked is there a type of contract with that type of agreement so she has some type of legal document in case they aren't there and they get over and destroy property, let one of her cows out or someone got drunk and shot one of her cows. She asked if there was some type of contract in case something like this happens.

Ms. West asked if there would be more buildings put up later.

Ms. Bonested asked is there a guarantee that weddings, receptions and those types of receptions are all that the building is going to be used for nothing like shooting matches or any other types of events.

Doris Horn asked how far is your lake from the end of their property.

Ms. West replied there is just a little ridge and there it is.

Chairman Valiant asked if that was her property highlighted in black on the monitor.

Ms. West replied yes it is.

Discussion ensued about the distance.

Ms. Bonested stated one of the questions they wanted to ask the Board has already been asked about alcohol. She said if someone isn't there to oversee people can get crazy.

Ms. West stated her fence is only woven wire, just a cattle fence.

Ms. Bonested said she has cattle and horses there.

Attorney Doll asked if her fence is electrified.

Ms. West replied no.

Ms. Bonested said that is why she was asking if a fence would be put up like a solid wood fence.

Chairman Valiant stated speaking from experience he used to deal a lot with wedding, but he does know and you may already know that everyone involved has a responsibility. He said instance if someone has too much to drink even the guy playing the music could be brought into

a law suit and anyone who has anything to do with it will be held responsible so keep that in mind.

Ms. Bonested with her being the land owner she's not going to know who made the problem.

Ms. West stated she could have a cow shot and not know until the next day when she was checking on them.

Chairman Valiant replied that Mr. Steckler would know who was in his building and who he had the contract with.

Attorney Doll asked if the fence would need to extend the entire western border of your property line or just the cleared area.

Ms. West stated it would need to go up on the west side.

Chairman Valiant asked if we would ask for a fence would they be okay just doing the cleared area.

Ms. West replied yes just the top part of the property.

Ms. Bonested said say they have an event and the music went past the designated hour or got extremely loud who do you call.

Doris Horn replied that is when you call 911 and they will take care of it.

Discussion ensued on being loud.

Ms. West said she thought that covered all of the concerns she has right now.

Mrs. Fischer approached the podium. She said that her and her husband, Marc own the property and that what Mr. Steckler is wanting to do, if I'm looking at that map which she's seen many times, she's thinking that where he wants to build the special use building is at least twenty-five acres from that existing fence now. She stated that the people would have to walk through entirely, which is what he is actually going to have to clear to build his event center is brush. She said we've posted signs on it to keep people off of it. She stated it is completely covered with dense forest.

Mr. Fischer said it is impassable.

Mrs. Fischer stated they would have to be on a vehicle, a four wheeler, to get through there from his event center to the existing fence or they would have to walk a long way through the woods.

Chairman Valiant said maybe it is something I am missing but where is his building going to be on here.

Mrs. Barnhill replied his plot plan and special use is subject to the plot plan on file. She said it might change a little bit because they haven't went back in there and cleared and that was something I was wondering was how much he thought it might change but it shouldn't change much. She said he is showing the building about two hundred feet off of the eastern line so it is two hundred feet through the woods to get to the field.

Jeff Valiant asked are we talking about here (gesturing to the plot plan).

Mrs. Barnhill said we are on the eastern side of this plot about seven hundred feet off of the road and two hundred feet into the lot. She added it is a seventy acre piece.

Mrs. Barnhill asked staff member Kim Kaiser to measure back seven hundred feet and two hundred feet in.

Mrs. Barnhill stated that is the general idea of where he is putting it (referring to the aerial on monitor).

Mr. Fisher stated he didn't think someone was going to walk nearly two hundred feet through the woods in their dress clothes.

Jeff Valiant replied he was just trying to clear up any confusion on where the event center was going to be located. He said tentatively we are still talking about having parking here (gesturing to the plot plan).

Mrs. Barnhill replied she understands that it will be in front of the building.

Mr. Steckler stated yes, parking for about two hundred people comes out to approximately one acre.

Chairman Valiant asked but it is going to be close to the building not up by the road.

Mr. Steckler responded yes, it will be close to the building.

Mr. Fischer stated he has already contacted Vectren and it is going to be six hundred feet from the road to the building of course the parking lot will be in front of the building.

Terry Dayvolt asked if he understood that it is going to be in about the center of the property.

Mr. Steckler said it isn't in the center but it is one hundred and fifty to two hundred feet off of the east line.

Terry Dayvolt asked two hundred feet over and seven hundred feet back.

Several people agreed that was correct.

Terry Dayvolt said with what we have here it is hard to determine where your building is going to be and where the parking area is going to be. He asked if the parking was in the northeast corner.

Mr. Steckler stated that the parking will be next to the building. He said he knows the plot plan just says parking area so it is a little misleading because that area maybe fifteen to twenty acres.

Mr. Steckler goes over to point out more clearly where the parking area will be on the plot map.

Terry Dayvolt asks where Ms. West's property line is.

Mr. Steckler points out where Ms. West's property line is.

Terry Dayvolt asks so the parking area is going to be the proposed area.

Jeff Willis replied that it will be one hundred to two hundred and fifty feet off of the property line. He said we are trying to figure out are the people going to see the cows and want to walk over and try to talk to them.

Mr. Steckler replied that they will be looking through a really thick wooded area and up a hill. He stated when you are at that area you can barely see the farm in the winter time.

Terry Dayvolt said from the topographical map here we can see what topographically the ground is now but by your drawing he was thinking that this was the proposed parking here (pointing to the plot plan).

Mr. Steckler said he didn't draw the plot plan but was told this was just the general area in which it would be located but essentially it will be in that area but by the building and not nearly as large as the area shown. He added that it would cut out a single acre for parking and will be approximately five to six hundred feet off of the road and one hundred and fifty to two hundred feet off of the property line as well.

Chairman Valiant stated in a wooded area with hills.

Ms. West asked a question from the seating area.

Terry Dayvolt asked Mr. Steckler to draw on his plot plan where it would be to show Ms. West will be located.

Mr. Steckler stated to address some of your concerns he grew up on a farm so he understands cattle. He said he thinks it is far enough away that they wouldn't have issues with noise or people causing a commotion. He stated that the growth is thick enough that if anybody can get through that sober or otherwise it would be surprising. He said he didn't foresee any problems and that it is uphill and thickly wooded.

Chairman Valiant said they brought up the concern of potentially more buildings would there be like storage you aren't thinking of any useable venues.

Mr. Steckler replied this is still all in the planning but something that has been brought up but most places like this have a place for the bride and groom and the wedding party to stay because it is nice for them to have a place to sleep or stay but that would be down the road.

Chairman Valiant asked for them to stay overnight.

Mr. Steckler responded yes, like an auxiliary building with several bedrooms in it.

Mrs. Barnhill stated if you did that you would have to apply for another special use and the surrounding property owners would be re-notified.

Mr. Steckler said there are no plans for that right now.

Chairman Valiant said he was thinking of like a garage or storage because they did ask about other buildings. He stated you did say it is all inside and insulated and as far as if something happens you have looked into this you have lots of contracts and everyone has to take out insurance.

Mr. Steckler stated there will be someone there at all times whether it is him or somebody that he hires to run it.

Doris Horn asked how many people the building will accommodate.

Mr. Steckler responded they are looking at around four hundred.

Attorney Doll said your parking is for two hundred so you mean two hundred cars.

Mr. Steckler replied yes, two hundred cars.

Doris Horn asked if there would be security cameras up around the outside of the building.

Mr. Steckler said he hadn't thought about it too much but assumes they will when you talk about liability and things like that it would be a good idea.

Jeff Willis asked Mr. Steckler if he would be opposed to a setback of two hundred feet from the West's property line.

Mr. Steckler stated that may be tough it depends on if they can find a place that can be excavated at minimal costs. He said he didn't know exactly how far it would be but it wouldn't be close to the fence line.

Ms. West asked something from the seating area.

Chairman Valiant stated that the brush will be a good buffer for the music.

Terry Dayvolt said the brush and foliage will stop the music as an insulator.

Mr. Steckler stated as a whole he has tried to pick a place that was reasonable for the building and was the greatest distance from everyone around it.

Chairman Valiant stated that in all fairness her residence was on the other side of her property but she does have the livestock.

Doris Horn asked if he was going to have on the contracts with people signing and let's say for a wedding you have a lot of people that the music will shut off at say 10:00, 10:30, or 11:00.

Mr. Steckler replied he thought that was reasonable.

Doris Horn asked if down the road people want to be creative with their wedding with society changing and young people if they would say they want an outside wedding with music can go in the building to have their dinners but they want their music outside what would you say.

Mr. Steckler stated he had already planned to have a space where they can have the ceremony and if you have light playing music it isn't going to carry anywhere but a DJ who has a bass and things like that which would bother people put that in the building and keeps it where it won't bother people.

Chairman Valiant said just have the ceremony outside.

Doris Horn stated that it sometimes isn't a DJ that you have a live band and they are loud verses which a DJ can turn it down.

Discussion among the Board members.

Doris Horn stated something you need to think about or at least she would, is the neighbors.

Mrs. Barnhill asked if we were putting that as a condition about music and a set time.

Doris Horn stated that she thought they should since it is something new to protect the neighbors. She said if this goes and she hopes it is a success for him she still wants to keep it where you've have things under control.

Mr. Steckler stated he thought it was reasonable if you have a live band or a DJ you need to be inside the building but if you have light playing music fewer than seventy decibels it's okay to have outside to which a DJ would play at one hundred decibels would play inside.

Chairman Valiant said he didn't think we needed to get into that because he didn't think they would be partying outside. He said your receptions will be mainly inside and the ceremonies outside but he sees what she is saying.

Doris Horn asked if he was going to have anyone on the property at all times when there are parties there to make sure everything is okay.

Chairman Valiant said yes, there would be as stated earlier.

Doris Horn replied she hadn't heard that.

Chairman Valiant asked Attorney Doll what he thought about that.

Attorney Doll stated that as far as the times go he thinks it is reasonable to say like Sunday through Thursday is a ten p.m. cut off and Friday and Saturday would be eleven with maybe an exception for New Year's Eve being one o'clock. He said as far as a band or DJ couldn't be outside after dark. He stated that when you do your ceremonies the priest or the minister has to be miked up so that the audience can hear them but there won't be a lot of music during the wedding ceremony which he doesn't think that is the concern. He said we are more concerned with the DJ's and the bands at night amped up and electrified because sound travels a good distance.

Chairman Valiant stated but we have the woods as a buffer.

Attorney Doll stated he thought it would be reasonable to have that DJ's and bands would be inside.

Chairman Valiant asked Mr. Steckler if he would be agreeable to that.

Mr. Steckler responded that would be fine. He said he had assumed that from the beginning.

Ms. West asked a question from the seating area.

Chairman Valiant replied it's in the neighborhood because of the way the land and finding the right place to excavate but not an exact two hundred feet and he is going to do his best to get it as close to that as he can.

Mr. Steckler said he wasn't sure on the times and asked is that a pretty normal shut down time of eleven.

Discussion among the Board about a noise limit.

Mrs. Barnhill said they have done it before on the racetrack near Chandler.

More discussion among the Board.

Terry Dayvolt asked how many acres are we talking about.

Mr. Steckler replied it is 70.2 acres.

Doris Horn stated that is quite a bit and you have the trees.

Terry Dayvolt responded all of the liability is going to lie on his shoulders for what happens on that property. He said we are talking about seventy acres of ground. He said he didn't think we could set here and make laws as for controlling him as far as time limits.

Mr. Steckler stated that he is going to have as much interest.

Terry Dayvolt said with that ground he is going to have a lot of money invested just to get a place to put the thing. He stated he is going to have a few thousand dollars with the commercial septic system.

Doris Horn replied that she would personally prefer to have more rules set in place not to hurt him or his business but to protect us as Board members or even the County if someone gets out of control and they'll say you should have done more.

Jeff Willis responded we have a Sheriff's Department for that.

Doris Horn replied that is fine.

Jeff Willis stated if Ms. West has a problem she can call Mr. Steckler or call 911. He said call somebody and say can you go out there it is a little bit too loud and as a good business neighbor he will probably work with them and if not she can make his life miserable by calling the police every time he has a party.

Doris Horn stated she was more concerned with instead of doing weddings and such that in the future you would have concerts outside.

Chairman Valiant stated he didn't think that was a problem.

Mr. Steckler replied as to things that will make noise he has seen this type of building used for craft shows and things like that but again it is all preliminary.

Ascertaining there were no more questions for the Board and no other remonstrators the chairman called for a motion.

Terry Dayvolt made a motion to approve the Special Use based upon and including the following Findings of Fact:

1. The USE is deemed essential or desirable to the public convenience or welfare.
2. The USE is in harmony with the various elements or objectives of the Land Use Plan for Warrick County.
3. The USE will not be a nuisance or serious hazard to vehicles, pedestrians, or residents.

4. The USE as developed will not adversely affect the surrounding area.
5. Adequate and appropriate facilities will be provided for proper operation of the USE.
6. The specific site is appropriate for the USE.

And the Application be approved in accordance to the application and plans on file, subject to the following conditions:

1. Subject to the property being in compliance at all times with the applicable zoning ordinances of Warrick County.
2. Subject to all public utility easements and facilities in place.
3. Subject to obtaining an Improvement Location Permit.
4. Subject to a Building Permit
5. Subject to any State or Local Permits.
6. Subject to obtaining a driveway permit.
7. Subject to any Health Department Permits.

The motion was seconded by Jeff Willis and unanimously approved.

BZA-SU-17-29

APPLICANT & OWNER: Cinda Vote

PREMISES AFFECTED: Property located on the E side of Lilly Pad Rd. approximately 728' S of the intersection formed by Lilly Pad Rd. & Peckinpaw Rd. Greer Twp. 9866 *Lilly Pad Rd.*

NATURE OF CASE: Applicant requests a Special Use (SU 1) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a private event facility in an "A" Agriculture zoning district. *Advertised in The Standard on November 16, 2017.*

Cinda Vote was present.

The chairman called for a staff report.

Mrs. Barnhill stated we have all of the returned receipts. She said the existing land use is a single family residence with unattached accessory buildings. She stated all surrounding properties are vacant and agricultural zoned. She said a portion of the property is in the flood plain but where the building is located is not. She stated they have access to Lilly Pad Rd with an existing driveway. She added the Health Department has said they will be required to have a commercial septic system approved by the state however they could use porta johns for six

months before upgrading their septic system. She said this approval should be conditioned upon them bringing us a copy of the septic permit within six months.

She said the applicant has stated in the application *“The event barn to host weddings, receptions, birthday, & anniversary parties. I have an existing barn on my property that I would like to convert into an event barn for the above uses.”*

Ms. Vote had nothing to add to the staff report.

Terry Dayvolt stated you have an existing barn you are going to use.

Ms. Vote replied yes sir sixty by sixty feet.

Terry Dayvolt stated he didn’t see anything else except the lake around there.

Joe Ford stated they did have some Sheriff’s that live a couple of miles from them.

Terry Dayvolt replied that will be a good deal.

Ms. Vote stated they don’t have any close neighbors we are out in the middle of nowhere. She said the music and sound will not be an issue where we are as far as affecting any neighbors of any kind.

Terry Dayvolt stated your only situation of any kind is the facilities.

Ms. Vote replied yes sir which we will add restrooms.

Terry Dayvolt said they had a good idea for a honeymoon suite he thought.

Ms. Vote said actually they are planning on doing the same thing. She stated the home that we are living in currently we are going to convert that later into a home where the bridal family could stay if they choose to. She added we understand that has to be a permit that is issued at that time but that will be way down the road like three years.

Terry Dayvolt asked if her house was in front of the barn next to the road.

Ms. Vote replied yes.

Terry Dayvolt stated they aren’t going to want the music to last long.

Ms. Vote agreed and said we will be there because we live there but we both love music so we are okay there. She said we listen to it loud on the weekends anyway.

Chairman Valiant said by looking at the map at your driveway he assumes you will be adding.

Ms. Vote stated yes we have ample parking spaces and will get it ready by graveling it.

Chairman Valiant asked how far out they were looking if it is approved.

Ms. Vote said as far as starting April 2018.

Chairman Valiant said you basically just have to get the barn ready.

Ms. Vote replied right we are working on it now we just haven't pulled the trigger until tonight when we get final permission to do anything. She said we didn't want to put a lot of effort into it but a lot of planning has gone into it she assures them like attorneys, accountants, insurance agencies, etc. She stated that a lot of people have led them to talk to different people that have been very helpful.

Attorney Doll said he would be interested to know what insurance has said as far as the lake and lighting. He asked if they had talked about that at all.

Ms. Vote responded yes absolutely it was all on liability and that is what we will carry and we will have lighting, there is already lighting on the barn and we are currently looking into putting in a security system on all four corners of the barn as well as the house.

Attorney Doll asked if they were going to require any fencing around the lake or something like that.

Ms. Vote replied no.

Attorney Doll asked what the maximum was one million, five hundred thousand or what.

Ms. Vote responded one million.

Mr. Ford said that with every event we are required to have a Sheriff's deputy on hand.

Ms. Vote added to serve alcohol.

Chairman Valiant asked to check ids and things like that.

Ms. Vote responded to keep everything under control. She said that as far as time she had heard them discussing eleven o'clock but they were thinking twelve. She said she didn't know if the eleven o'clock was just for the control of the noise.

Terry Dayvolt replied we did not set a time limit.

Chairman Valiant stated it was discussed but not set.

Ms. Vote said okay you were just bouncing ideas around. She stated okay that is kind of the contract that we have been working up was midnight because you have to have a cut off or people wouldn't leave. She added they understand all of the vendor's coming onto the property

have to have their own liability insurance as well as anyone that comes in to do the event she is going to request that they are required to carry their own policy for that day.

Chairman Valiant stated God forbid that something happens but they have to be insured for everyone's name that is on the paperwork because they can be brought into a law suit.

Ms. Vote agreed yes you have to.

Attorney Doll asked if they would be doing any onsite catering or anything like that cooking, or preparing their own. He said they can bring in their own.

Ms. Vote replied no sir; we will have a list of preferred vendor's that we work with that we already have a relationship with and know the quality of their performance and of their food and that they are licensed. She said we won't just allow anyone to come in we will try to maintain that.

Doris Horn stated so they will have the same requirements that the state requires for alcohol.

Ms. Vote replied yes. She asked as far as permits are concerned I understand tonight I am getting the permit to do this project but as far as the driveway and getting that I also have to have the permit for that.

Chairman Valiant replied all your building permits and local permits yes.

Mr. Ford asked we were wondering we live on Lilly Pad which we are the only farm actually we are the only piece with structure for fifteen miles of road all the way from I64 to Chandler. He said there isn't another house.

Ms. Vote said not one other house.

Mr. Ford stated traffic is really limited. He said we have frontage on the road so we were wondering if we could use some of that for gravel parking.

Chairman Valiant asked if they meant pulling in and parking.

Ms. Vote stated it would be gravel off of the road, completely off of the road; it wouldn't be on the road.

Mrs. Barnhill replied you have to be off of the county right of way so you would have to discuss that with Bobby Howard, the County Engineer, to do anything.

Ms. Vote asked would she just call him.

Mrs. Barnhill replied you would still have to file your driveway permit and that would go through him and your parking would have to be on your property.

Ms. Vote stated there is plenty of frontage for that.

Mrs. Barnhill answered as long as you want to do it along the front of your lot as long as you are out of the county right of way.

Ms. Vote replied ok. She asked it's up to me to contact Bobby Howard.

Mrs. Barnhill replied you will come into our office to apply for your driveway permit.

Ms. Vote asked if there were any other permits she needed to get.

Mrs. Barnhill responded if you will be doing remodeling in the barn that will require a building permit.

Ms. Vote said that won't be for a while yet. She said we are going to start in April without adding on or building on or anything until we have revenue coming and events then we will come in and apply for them.

Chairman Valiant asked if they would be remodeling the interior.

Ms. Vote replied we aren't really remodeling it. She said we are cleaning it up.

Mrs. Barnhill stated all of our requirements are subject to state requirements so whatever they would require she wasn't certain.

Ms. Vote asked how they would know that.

Attorney Doll responded you will need to get a lawyer.

Mrs. Barnhill stated we just give ours subject to.

Mr. Ford asked what the state would have to do.

Attorney Doll responded if you are preparing food onsite or if you are serving alcohol you have to get a permit to serve alcohol.

Ms. Vote asked if we are the ones doing it.

Attorney Doll stated if you were serving alcohol you would have to have an alcohol license.

Ms. Vote stated we won't be doing that because I don't want that liability.

Attorney Doll said we have these subject to so if for some reason you break the law say you don't have an alcohol permit we aren't liable.

Ms. Vote said this will all be in the package she will be picking up on Monday. She said it will be laid out for me.

Attorney Doll stated it reads subject to any state or local permits that is the extent of it.

Chairman Valiant said it pretty well puts it on you to figure out what you are going to need.

Ms. Vote stated like you said the attorney will be able to tell me what all I will need to do.

Mr. Ford said whoever is going to do the weddings will have to handle all of the food and other things.

Attorney Doll replied right the will be permitted to have off site catering for that specific event and get their liquor license.

Mr. Ford asked if they would need a permit for that.

Attorney Doll replied you do not but you will have to make certain that the vendors do have theirs.

Ms. Vote stated they wouldn't do it unless they have the paper in hand before they started probably a day ahead.

Ascertaining there were no more questions from the Board and no remonstrators the chairman called for a motion.

Doris Horn made a motion to approve the Special Use based upon and including the following Findings of Fact:

1. The USE is deemed essential or desirable to the public convenience or welfare.
2. The USE is in harmony with the various elements or objectives of the Land Use Plan for Warrick County.
3. The USE will not be a nuisance or serious hazard to vehicles, pedestrians, or residents.
4. The USE as developed will not adversely affect the surrounding area.
5. Adequate and appropriate facilities will be provided for proper operation of the USE.
6. The specific site is appropriate for the USE.

And the Application be approved in accordance to the application and plans on file, subject to the following conditions:

1. Subject to the property being in compliance at all times with the applicable zoning

ordinances of Warrick County.

2. Subject to all public utility easements and facilities in place.
3. Subject to obtaining an Improvement Location Permit.
4. Subject to a Building Permit
5. Subject to any State or Local Permits.
6. Subject to obtaining a driveway permit.
7. Subject to any Health Department Permits and providing Area Plan Commission a copy of the septic permit within six months of this date.

The motion was seconded by Paul Keller and unanimously passed.

ATTORNEY BUSINESS:

Attorney Doll stated that he can't explain a whole lot of it but we do have a pending litigation hearing coming up in April of 2018. He said we have depositions that are to take place of both Josh and Megan Cobb on December 4, 2017.

Terry Dayvolt asked what about us.

Attorney Doll replied they aren't ready for you yet and he wasn't discussing anything with them anymore.

Chairman Valiant asks if there was anything else.

Attorney Doll stated no he thought that was it, we have taken care of the contracts and he thought that was all there was.

EXECUTIVE DIRECTOR BUSINESS:

None

Being no other business the meeting adjourned at 7:30 p.m.

Jeff Valiant, Chairman

ATTEST:

The undersigned Secretary of the Warrick County Board of Zoning Appeals does hereby certify the above and foregoing is a full and complete record of the Minutes of the said Board at their monthly meeting held November 28, 2017.

Molly Barnhill, Planner I